

## **CITY OF BELMONT**

### **PLANNING COMMISSION**

#### **SUMMARY MINUTES**

**TUESDAY, SEPTEMBER 15, 2009, 7:00 PM**

Chair Horton called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

#### **1. ROLL CALL**

Commissioners Present: Horton, Mayer, Parsons, Reed, Mercer, Mathewson  
Commissioners Absent: Frautschi

Staff Present: Senior Planner DiDonato (SP), Recording Secretary Flores (RS)

Staff Absent: Community Development Director de Melo (CDD) (SP), City Attorney Zafferano (CA)  
(Attending City Council Special Meeting)

#### **2. AGENDA AMENDMENTS - None**

#### **3. COMMUNITY FORUM (Public Comments) - None**

#### **4. CONSENT CALENDAR**

##### **4A. Minutes of August 18, 2009**

MOTION: By Commissioner Reed, seconded by Commissioner Mathewson, to approve the Minutes of August 18, 2009 as presented.

Ayes: Reed, Mathewson, Mercer, Mayer, Horton  
Noes: None  
Abstain: Parsons  
Absent: Frautschi

Motion passed 5/0/1/1

#### **5. PUBLIC HEARINGS:**

##### **5A. PUBLIC HEARING – 1040 Alameda de las Pulgas**

To consider approval of a Conditional Use Permit to amend a Detailed Development Plan and Design Review to construct a 162 sq. ft. bathroom and storage room addition to an existing 9,298 sq. ft. multi-use building for the Immaculate Heart of Mary property.

(Appl. No. PA2009-0030)

APNs: 145-023-230, -250, & - 260; ZONING: PD (Planned Development)

CEQA Status: Categorical Exemption per Section 15301

APPLICANT: Bach Construction

OWNERS: San Francisco Archdiocese

PROJECT PLANNER: Damon DiDonato, (650) 637-2908

SP DiDonato summarized the Staff Report, recommending approval subject to the conditions attached to the proposed Resolution.

In response to Commissioner Mercer, SP DiDonato stated that the student population would not change as part of this project, and deferred her question as to the total student population to the applicant.

Peter Bach, applicant/contractor representing IHM, stated that the anticipated additional bathroom is not due to increased enrollment. He added that the current enrollment is 291 and the original drawings for this part of the building included additional bathrooms but there was not enough money to build them at the time; this was part of the original project.

In response to Vice Chair Mayer, Mr. Bach stated that a figurine that had been on the roof is being repaired and would be replaced the following week.

Chair Horton opened the Public Hearing. No one came forward to speak.

MOTION: By Commissioner Parsons, seconded by Commissioner Mathewson, to close the Public Hearing. Motion passed 6/0/1 by a show of hands.

Responding to Commissioner Mercer's question for clarification of landscape plans, SP DiDonato stated that staff is recommending a condition requiring that the applicant identify landscaping on the building plans and that it be California native, drought-tolerant plantings.

MOTION: By Commissioner Parsons, seconded by Commissioner Reed, to adopt the Resolution approving a Conditional Use Permit and associated Detailed Development Plan Amendment and Design Review to allow construction of a restroom and storage room addition for Immaculate Heart of Mary at 1040 Alameda de las Pulgas (Appl. No. 2009-0030), with the attached Conditions.

Ayes: Parsons, Reed, Mathewson, Mercer, Mayer, Horton

Noes: None

Absent: Frautschi

Motion passed 6/0/1

Chair Horton announced that this item can be appealed within 10 calendar days.

## 6. STUDY SESSION:

### 6A. Economic Development/Village Districts Zoning Amendment Project

Leslie Gould, Principal Consultant with Dyett & Bhatia provided the Commission with an overview from the August 18, 2009 Planning Commission meeting regarding the Village Districts Zoning Amendment Project. Discussion ensued between the Consultant and the Commission regarding Design Guidelines and recommendations made by the Commission would be incorporated into the document. Discussion ensued on the Sign Ordinance however, due to the late hour and the absence of the City Attorney and Community Development Director, this item was continued to the next Planning Commission Meeting.

Resident/Business Owner Gin Nickoloff asked to speak and encouraged the Commission to keep the Downtown Design Traditional and recommended Tudor Style Buildings be incorporated in the design.

## 7. REPORTS, STUDIES AND UPDATES:

No reports, studies or updates on these items.

### 7A. NDNU / Koret Field

### 7B. Charles Armstrong School – 1405 Solana Drive

### 7C. Ralston/US-101 Landscape Project

### 7D. San Mateo Development – North Road/43rd Avenue

### 7E. 900 Sixth Avenue – Belmont Vista Facility

### 7F. Caltrain Landscape Area

### 7G. Parking Study – Downtown Village Areas

7H. High-Speed Train (HST) Project – San Francisco to San Jose  
7I. 900 South Road – Single-Family Dwelling  
7J. Graffiti Removal – Old County Road  
7K. Chuck's Donuts – 641 Ralston  
7L. Emmett House  
7M. Landscape Improvements – City Properties – 780 El Camino Real, 875 Ralston Avenue, Sixth/Emmett Streets

8. CITY COUNCIL MEETING OF TUESDAY, SEPTMEBER 22, 2009

Liaison: Commissioner Mercer  
Alternate Liaison: Commissioner Mathewson

The Tuesday, November 3rd meeting will be moved to Thursday, November 5th due to the election.

10. ADJOURNMENT:

The meeting was adjourned at 9:50 p.m. to a Regular Planning Commission Meeting on Tuesday, October 6, 2009 at 7:00 p.m. in Belmont City Hall.

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Carlos de Melo  
Planning Commission Secretary

CD's of Planning Commission Meetings are available in the  
Community Development Department.  
Please call (650) 595-7416 to schedule an appointment.